085.0	0004	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,800 / 706,800
					USE VALUE:	706,800 / 706,800
					ASSESSED:	706,800 / 706,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WEST COURT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STROK GAVIN M
Owner 2:	STROK MARIE-CAROLINE
Owner 3:	
Street 1:	7 WEST COURT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ABBOTT ELIZABETH A -
Owner 2:	CAVANAGH EMMET -
Street 1:	7 WEST COURT TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,209 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3209.000	345,400		361,400	706,800
Total Card	0.074	345,400		361,400	706,800
Total Parcel	0.074	345,400		361,400	706,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.58 | /Parcel: 493.5

Legal Description

User Acct 53685

GIS Ref

GIS Ref

Insp Date 06/26/12

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,400	0	3,209.	361,400	706,800	706,800	Year End Roll	12/18/2019
2019	101	FV	268,500	0	3,209.	356,200	624,700	624,700	Year End Roll	1/3/2019
2018	101	FV	268,500	0	3,209.	273,600	542,100	542,100	Year End Roll	12/20/2017
2017	101	FV	268,500	0	3,209.	258,100	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	268,500	0	3,209.	237,500	506,000	506,000	Year End	1/4/2016
2015	101	FV	254,200	0	3,209.	222,000	476,200	476,200	Year End Roll	12/11/2014
2014	101	FV	254,200	0	3,209.	204,400	458,600	458,600	Year End Roll	12/16/2013
2013	101	FV	254,200	0	3,209.	204,400	458,600	458,600		12/13/2012

!6939!

PRINT

Date	Time
12/10/20	21:38:08

LAST REV

Date	Time
10/22/18	15:52:46
mmcmakin	
6939	

USER DEFINED

Prior Id # 1:	53685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABBOTT ELIZABET	71618-362	1	9/14/2018		750,000	No	No		
DIERKES CHRIS E	56869-190		5/17/2011		477,500	No	No		
DIERKES CHRIS E	45159-588		5/11/2005	Family	62,936	No	No		
BARRY WILLIAM P	36467-183		9/20/2002		419,000	No	No		
	19359-296		9/1/1988		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	Measured	BR	B Rossignol
4/7/2009	Measured	372	PATRIOT
12/5/2002	MLS	MM	Mary M
2/23/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3209		Sq. Ft.	Site		0	70.	1.61	6									361,389						361,400	

Total AC/HA: 0.07367 | Total SF/SM: 3209 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 361,389 | Spl Credit | Total: 361,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424295
Depreciation:	78919
Depreciated Total:	345376

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

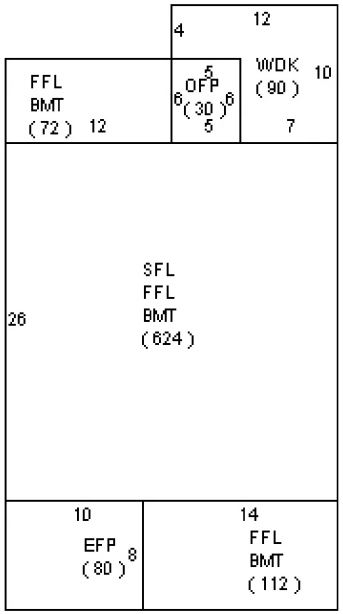
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.10
Special Features:	0	Val/Su Net:	141.56
Final Total:	345400	Val/Su SzAd	241.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	808	52.120	42,112
FFL	First Floor	808	173.730	140,372
SFL	Second Floor	624	173.730	108,406
WDK	Deck	90	15.840	1,425
EFP	Enclos Porch	80	60.640	4,851
OFP	Open Porch	30	43.560	1,307

Net Sketched Area:	2,440			Total:	298,473
Size Ad	1432	Gross Are	2440	FinArea	1432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	